

Minutes

Board of Directors Meeting

Date: May 24, 1995

Present: Tom Sinnott, Bryan Lynch, Mark Moore, Paul Koenig, Chuck Hulse, Becky Christiansen

Absent: Joe Lanute

Guests: None

Tom called the meeting to order at 7:47 P.M.

Minutes: The Board amended the previous minutes to include the following change in the Entertainment Committee section:

"The Committee would like to circulate to the homeowners a questionnaire regarding possible Entertainment Committee activities. This would include questions about how homeowners think that such activities should be paid for. *Questions for inclusion in this flyer that were suggested by the Entertainment Committee included: 1) would the homeowners be willing to contribute money at events that they were attending to offset the costs? and 2) would the homeowners be willing to purchase tickets for individual events as a way to fund that event? Questions for inclusion from the Board included: 1) would the homeowners be willing to consider a dues increase to increase the Entertainment budget?"*

Motion: Chuck made a motion to accept the minutes as amended. Mark seconded the motion. The motion passed.

Treasurer's Report: Joe was absent from the meeting, so there was no Treasurer's report.

Discussion: How should the budget be publicized? Currently it is publicized in several editions of the Newsletter (usually in December or January for homeowner review and comment and in the next Newsletter at the time of adoption), and in the official Annual Meeting mailing in February or March. It was decided that notice should be put in the next Newsletter reminding homeowners that they may ask the Secretary at any time to see the budget. This notice should include a note that the Treasurer's report is also available for public review on request. Another suggestion for budget dissemination was to include it in the Directory.

Post Office Box: There is a new number for the River Oaks post office box, which Mark will try to get for publication in the next Newsletter.

Biannual Review: Tom will check with Joe on how this work is coming along.

Budget Summary: Mark has prepared a budget summary of expenses in River Oaks since the beginning of ROIA in February, 1988. These are broken down by committee and projects. These can

be used for budget discussions in November and December.

Entertainment: Bryan reported that he would like to continue with the questionnaire regarding homeowners opinions about Entertainment Committee events. He would like Newsletter articles to anticipate this flyer. These articles should include an explanation that if there is not a sufficient response from the homeowners, then the Committee will not pursue any of the additional events suggested. He will arrange for some of the neighborhood children to help with a door-to-door pick-up of these flyers, which should improve the response.

City Liaison: Chuck reported that the upper bowl of the Common Area seems to be working well during the recent rains, with no flooding problems for the lower cul-de-sac residents.

Discussion: Who should deal with drainage problems on individual lots? The Board recognizes that many lots in River Oaks have drainage problems, but feels that these problems are best brought up to the City of Warrenton by the homeowners as they are the concerns of the property owners. There are three Common Area drainage problems that were placed in the Common Areas by Anden, namely in the easement between Lots 31 and 32, in the Upper Common Area behind Lot 19, and in the Common Area next to Lot 8.

Sidewalk Repairs: The contractor that did the sidewalk work last year has been notified of the necessity to complete repairs by the City.

Rt. 59 Repairs: Chuck will be attending a pre-construction meeting regarding the Rt. 59 work. This work, which will begin at the north end of the construction area in West Chicago, is scheduled to start after Memorial Day. Repairs near River Oaks should involve removal of the median strip, resurfacing and restriping.

Landscaping: Tom reported on the activities of the Landscape Committee.

Common Area Mowing: The Brickmann Group, a Warrenton-based company, was the lowest bidder for Common Area maintenance. Their charge of \$151 per mowing is low bid, as is their total bid package. They subcontract their weed and feed work, and had included in their low-bid package a charge of \$1300 for one weed and feed. This bid assumed that the Common Area was 10 acres. Since the acreage is closer to 4 acres, the real cost should be less. Next year the Board may want to contract directly with a company doing weed and feed to save money. Certain areas in the contract were amended by ROIA, to specify that mowings should not be more frequent than once a week and that there would be no watering done by Brickmann.

Discussion: Avoiding mowing conflicts when Common Area parties are planned. Becky was

contacted with notice of two school parties given by residents, who would like to avoid conflict with the mowing times. Tom will contact Brickmann regarding these dates. It was the general consensus that Saturday morning mowings, which they are currently doing, should be non-interruptive for most Common Area activities.

Entryway Sign: Tom reported that Frank Vainisi obtained a bid of \$150 to paint the sign. The painter is Ralph's Painting, which has done work for various homeowners in the subdivision. The money will come out of the reserve rather than the budget as this is a capital expense. **Motion:** Paul made a motion to accept Ralph's bid to repaint the entryway sign. Brian seconded the motion. The motion passed.

Removal of Utility Poles: Mark and Tom removed the four old utility poles along the southern boundary. With the help of Craig Carlson, who came with this lawn tractor and cart, they were able to move the poles to the river bank area, where they will be used for terracing. The Board thanks Craig for his help with this project. The Board also thanks Chris Carlson for her generous donation of ajuga plants and her time to plant them around the gray dogwoods on the River Bank.

Common Area Stairs Between Lots 8 and 9:

There has been vandalism of these stairs recently with 15 to 20 balusters being removed and taken away. We may need to make an insurance claim. It was decided to point out to homeowners that if such claims are made, the cost of insurance might increase and the dues would increase to meet this.

Work Party Scheduled for June 10th: Tom has scheduled a work party for June 10 to remove cross-bars from utility poles, remove any above-ground remnants in the yards from which the poles were removed, and to work on the easement planting between Lots 17 and 18. Several burning bushes in this area need replacement due to rabbit damage. Mark noted that expenditures for the Common Area easements were already in the approved landscaping budget.

Motion: Paul made a motion to buy replacements for these bushes. Brian seconded the motion. The motion passed.

Drainage Ditch Digging: This will be done soon. When mulch is brought in for this, the parkway trees will also be mulched.

Homeowner Concerns: Tom reported that he received a visit from three concerned homeowners. They brought up a number of landscaping issues that they wanted to share with the Board. These included: 1. The lower cul-de-sac island needs restoration work. 2. There are too many trees in the Common Area and the trees are a safety hazard as well as an attractive vandalism target for children. 3. The current stairs in the Common Area should be removed and not replaced. 4. The current river bank project should not be a priority and it is too expensive. 5. Entry Island plantings need to be changed

Discussion: 1. The Landscaping Committee will be getting bids for large-sized (4" or 5" diameter) rock to put in the outer edge of the lower cul de sac circle. 2. The Common Area trees were not seen as dangerous by the Board. 3. The Common Area stairs are used everyday by children from the lower cul-de-sac as they go to and from the bus stop, as well as traffic at other times, and need to be replaced. 4. The River Bank project represents a serendipitous occurrence of two other work projects that needed to be done, namely the removal and disposal of the telephone poles, and the removal and replacement of the steps. It allows the poles to be used as needed terracing to combat erosion and the steps to be refurbished and used as a means to get down the bank. All major items used at the River Bank are free. 5. Entry way plantings have been changed to increase perennials and annuals to replace problematic shrubs.

Newsletter: Mark reported that he has been trying to talk with River Oakers as he delivers the Newsletter. Their response to the Newsletter and Board projects has been enthusiastic. He hopes to get out the next edition of the Newsletter by the end of next week and asks that all Board members have input available by Wednesday of next week. A sketch of Rt. 59 improvements might be included.

Old Business:

River Clean-up: Heather Moore organized the clean up of the river bank last weekend. Helping her were Stephanie Sinnott, and Laura and Russell Christiansen. Mark explained that in the latest information from Jim Kleinwachter and the West Branch Project, there is a program that is beginning to adopt a segment of the river to clean up, much like sections of highways are adopted for clean up by various organizations. He suggested that Oakers might adopt the river bank here. Jim and his group would always be available for support and for removal of large objects, no matter when the clean-up takes place,

Oil Slick: The recent rains indicate that the oil slick that killed some Common Area grass was probably the result of an isolated incident of oil being dumped down the sewer. Indications are that the dumping occurred behind Warrenton Commons Shopping Center, upstream of the apartments.

Illegally Parked Cars: Letters were sent to the two homeowners involved. One car was immediately moved and a thank-you letter was sent to them from the Board for their help. The situation with the other car will be checked out, to see if a follow-up letter is needed before turning the issue over to the municipal authorities.

New Business:

Board Of Education Endorsement Committee

Openings: ROIA was informed by this committee that it is seeking representation from area homeowner's associations. Mark will put an announcement about this in the next Newsletter, asking for volunteers who might be interested in this committee.

Motion: Paul made a motion to adjourn the meeting. Chuck seconded the motion. The meeting adjourned at 10:15 P.M.

Respectfully submitted, Becky Christiansen,

Secretary

The next Board meeting is scheduled for 7:30 P.M. on Thursday, June 22 at the Lanutes', 2S. 455 River Oaks Dr.